



GOVERNMENT OF INDIA

Chandigarh Administration Gazette

Published by Authority

No. 37] CHANDIGARH, THURSDAY, MARCH 07, 2024 (PHALGUNA 17, 1945 SAKA)

CHANDIGARH ADMINISTRATION

ESTATE DEPARTMENT

Notification

The 5th March, 2024

No. 26/6/39-UTFI(3)-2024/3656.—In supersession of Chandigarh Administration, Finance Department notification bearing No. 26/6/39- UTFI(3)-2017/591, dated 23.01.2017 and in exercise of the powers conferred by sub-section (2) of Section 5 read with Section 22 of the Capital of Punjab (Development and Regulation) Act, 1952 and all other powers enabling him in this behalf, the Administrator, Union Territory, Chandigarh is pleased to make the following rules namely :—

1. Title, extent and Commencement :

- (i) These Rules may be called the “Chandigarh Rural Inhabitations (Area within Red Line of Revenue Estates, Abadi Areas) Construction and Reconstruction Building Bye Laws for villages (both within and outside Municipal Limits) falling in Union Territory of Chandigarh, 2024”.
- (ii) These Rules shall come into force from the date of their publication in the official gazette.

2. **Definitions** :—In these Rules, unless the context otherwise requires, the definitions given herein below shall have the meaning indicated against each of them. Words/Terms not defined herein shall carry usual dictionary meaning.

- **“Competent Authority”** shall mean such an authority appointed by the Administrator, U.T., by a Notification in the Official Gazette to perform the functions of the competent authority under these Rules.

Signature Not Verified
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Jalinder Kumar
Date: 2024.03.07
02:11:55 IST
Reason: Published
Location:

(525)

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- **“Covered Area”** shall mean the covered area on all the floors of the building including walls.
- **“Dwelling Unit”** shall mean a building or a part thereof which is used or is intended to be used by a family for habitation comprising at least of a room, a kitchen and a toilet.

3. Ground Coverage, Level of Plinth, Height, Stories, Ceiling Height, Room Size, Stairs, Set Backs and Permissible Commercial Activities.

DESCRIPTION	RESIDENTIAL	PERMISSIBLE COMMERCIAL ACTIVITIES
Ground Coverage including Walls, excluding Cut Outs.	Upto 210 sq. mtr. Upto 75% Above 210 to 420 sq. mtr 60% Above 420 to 840 sq. mtr. 50% Above 840 sq. mtr. 40%	Karyana, Barber/Salon, Vegetable /Fruit, Tailor / Boutique, Cobbler, Halwai, Book /Stationary, Electrical / Electronic Gadgets repair, Chemist, professionals and Retail Vend of liquor (subject to compliance of provisions of Excise Act / Rules / Policy). Institutions / Guest houses shall not be allowed. Maximum 50 sq. mtr. of covered area shall be allowed for commercial use at ground floor only. No trade shall be permitted which causes air, noise, soil or water pollution.
Plinth Level	0.45 mtr. (1'-6") measured from the centre of the street.	
Maximum Height as measured from the plinth level	10.36 meters (34'-0"). Upto 0.9 meter (3'-0") high parapet can be constructed over and above it. Water tank, mummy upto 8 feet above roof are permitted.	
Maximum Number of Floors	3 (Basement is not allowed)	---
Minimum Floor to Ceiling Height	2.75 mtrs. (9ft.) in all areas of a building including room, kitchen toilet or store.	
Minimum size of Habitable Rooms	9.29 sq.mtr.(100 sq.ft.) with minimum dimension not less than 2.2 mtr. (7.21 ft.). Not applicable to Kitchen, Bathroom, Store	
Rear and Front Set Back	Rear Setback equal to at least 10% of the plot depth subject to minimum of 1.52 mts. (5'-0")	Front 10% of the plot depth Subject to minimum of 3.04 mtr. (10'-0").
Staircase	Minimum width 0.85 mtrs. (2'-9"). Maximum Riser Height 19 cm (7½") and Minimum Tread 25 cm. (10"). There shall be a landing of the width and depth at least equal to width of stairs, after every 15 risers at the maximum.	

4. **Access:** Houses and/or shops in such settlements, as their counterparts in the city, shall not open directly on to city's road network. Wherever, such settlements about urban roads, segregating safety fence will be installed and access will be provided following the norms of town planning to address concerns of road safety and parking.
5. **Light and ventilation:** A habitable room shall have, for the admission of natural light and air, one or more opening such as windows and ventilators, opening directly onto open space or verandah. The minimum aggregate area of such opening shall be 10% of the floor area. No openings shall be allowed on common walls of plots.
6. **Electrical Installation:** The electrical installation in the building shall be carried out in conformity with the requirements of the India Electricity Act, 1910 and the Electricity Rules 1956, as amended from time to time.
7. **Structural Design:** The structural design of all the buildings shall be in accordance with the relevant provisions of BIS Code and shall be certified by a Qualified Structural Engineer registered with Chandigarh Administration.
8. **Fire Protection:** All fire protection requirements through classification of building based on occupancy, type of construction and other requirements shall be in accordance with the IS-1642/1960 Code of practice for safety of Building, (General) material and details of construction and other relevant provisions of the National Building Code of India Part-IV on fire protections as amended from time to time.
9. **Rain water Harvesting:** Provision of rainwater harvesting shall be compulsory on sites above 250 sq meters (300 sq. yds)
10. **Solar Water Heating System:** Providing of solar water heating system shall be mandatory on sites above 250 sq meters (300 sq.yds).
11. **Procedure for submission of Building Plan:**
 - a) Any person intending to erect or re-erect or modify or alter part of a building shall make an application on Form A consisting of the following:-
 - i. Proof of ownership
 - ii. The site plan of the building on scale 1:100
 - iii. Plans, elevation/ Cross section of the building on scale 1:50 below one kanal and 1:100 above one kanal
 - iv. Drainage plan,
 - v. Electricity fitting plan,
 - vi. Water supply plan,
 - vii. Certificate of structural safety
 - viii. Certificate from architect registered with the Council of Architecture that the plan and the proposed construction conforms to these Rules.

Acknowledgment of the receipt of application, complete with all supporting documents, mentioned above, shall be issued by the office to the applicant.

b) Deemed Sanction of Plans:

In case no communication is received from the authority within 60 days of the date of receipt of complete application, the plans shall be deemed to have been sanctioned.

c) Validity of Sanctioned Plan:

Plans once sanctioned are valid for 5 years.

d) Intimation of Construction:

- A clear notice of one week shall be given to the Competent Authority before start of the construction. Form B
- Similar notice for inspection of the construction on Form C when it has reached the level of plinth i.e. Damp proof Course shall be given.
- If the office does not come to inspect within a week the Applicant shall be free to continue with further construction.

e) Permission to occupy:

The notice shall be given to the Competent Authority on Form D for completion of the building and the building shall not be occupied till the office issues a certificate declaring the building fit for occupation. Fit for Occupation Certificate may be given even for a part of the building in case of atleast one dwelling unit being completed.

f) Building Violations:

Any building constructed in violation of the above Rules shall be liable for demolition after 30 days notice by the competent authority.

g) Authority to enter premises:

Competent Authority or its duly authorized representative shall be allowed entry into all parts of the premises including the built up areas during construction or thereafter, and after occupation as well.

Chief Administrator,
Chandigarh Administration.
(on behalf of Administrator,
U.T., Chandigarh).

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